BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 929565 DEEDWARR
10/14/2022 10:25:47 AM 3 pgs
Fees: $18.00 Taxes: $888.00

20221014-0112720

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$240,000.00~~ .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th 12th DAY OF October, 2022.

(Affix Seal)

Notary Public

My Commission Expires: 4/27/2025

BARSHOOPER-T22192

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
~~TITLE SOLUTIONS, LLC~~
111 Maple Row Blvd.
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bars Hooper Holdings, LLC	Bars Hooper Holdings, LLC	92-5-192
1900 Church St #402	1900 Church St #402	
Nashville, TN 37203	Nashville, TN 37203	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, REUBEN MICHAEL DANIEL HARRIS AND ROBYN BEATRICE HARRIS MOTLAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto BARS HOOPER HOLDINGS, LLC, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot Nos. 13 and 14 of Block No. 43, on the Map of the Fisk University Place, as of record in Book 421, pages 4 and 5, Register's Office for said County.

Said Lots Nos. 13 and 14 front together 50 feet on the westerly side of 33rd Avenue, North, formerly Killarney Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Reuben Oscar Harris by Deed of record in Book 5392, page 679, recorded on 02/06/1979, Register's Office for Davidson County, Tennessee.

Reuben Oscar Harris having since died on 2/6/2020 leaving as his heirs his wife, Marjorie Laverne Harris, and his children, Reuben Michael Daniel Harris and Robyn Beatrice Harris Motland. Affidavit of Heirship recorded on 10-14-22 as Instrument Number 20221014-0112718 Register's Office for Davidson County, Tennessee.

Marjorie Laverne Harris conveyed said property to Reuben Michael Daniel Harris and Robyn Beatrice Harris Motland by Quitclaim Deed recorded 10-14-22 as Instrument Number 20221014-0112719, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 915 33rd Avenue N, Nashville, Tennessee 37209 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 5th day of October, 2022 :

Reuben Michael Daniel Harris

Robyn Beatrice Harris Motland

STATE OF California

COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named REUBEN MICHAEL DANIEL HARRIS AND ROBYN BEATRICE HARRIS MOTLAND, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, _____, this 5th day of October, 2022.

Notary Public

My Commission Expires: _____

REFERENCE SEPARATE NOTARIZED FORM

Samantha R Roque
10/5/22

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 10/05/22 before me, Samantha R. Roque Notary Public
(insert name and title of the officer)

personally appeared Renken Michael Daniel Harris and Robyn Beatrice Harris Mallard who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SAMANTHA R. ROQUE
Notary Public - California
Los Angeles County
Commission # 2396178
My Comm. Expires Mar 8, 2026

Signature Samantha R. Roque (Seal)